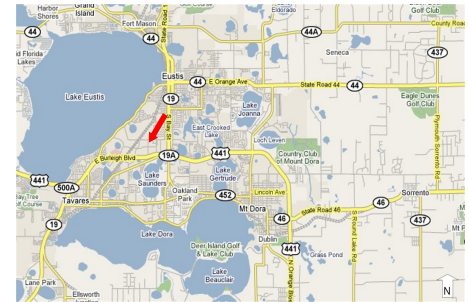


# Professional Office Property For Sale or Lease

## EUSTIS, FLORIDA



### SPECIFICATIONS

Address	1217 Huffstetler Rd Eustis, FL 32726
Zoning	MCI
Land Size	4.13± Acres
Electric	Florida Progress Energy
Water/Sewer	City of Eustis
Office Size	1560± sq. ft.—flexible

- Twelve New Units available for Sale or Lease. Sale Price \$ 1,600,000
- Lease price \$10.00 per square foot NNN plus \$ 1.50 CAM; **Premier Professional Park of Eustis**
- Sale/Lease price negotiable.
- One Professional Office finished and leased. For Sale \$ 215,000
- One office (unfinished shell 1560 sq. ft.) \$ 165,000
- Unfinished Flex Space - “As Is” units priced at \$ 89.75 per sq. ft. with "Build Out" at Buyer's Expense.
- One additional large building site (westerly 1/2 of property) \$ 900,000
- Prices, design, changes & terms can be negotiated with owner/builder
- Individual offices can be used for professional or medical.
- Great exposure with easy access to FL Hospital Waterman, nearby restaurants, retail & commercial businesses; Located in center of Golden Triangle—near U.S. Highway 441
- Call Tyre & Taylor Commercial Realty Office for Preview and Prices

Tyre & Taylor Commercial Realty, Inc.	Office Phone: (352) 483-1000	Fax: (352) 483-1033	3%, Co. Op.
Glenn Tyre	Direct: (352) 636-0937	E-Mail: office@tyretaylorcommercialrealty.com	
John Buxman	Direct: (352) 408-6996	E-Mail: jbuxman@aol.com	